

DISTRICT III ADVISORY BOARD

AGENDA

March 3, 2010
7 p.m.

Wichita WATER Center
101 E. Pawnee

ORDER OF BUSINESS

- Call to Order
- Approval of minutes Feb. 10, 2010

PUBLIC AGENDA

1. Scheduled Items
No scheduled items

2. Non-Scheduled Items

Recommended Action: Receive and file.

STAFF REPORTS

3. Community Police Report
Community Police Officers for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

4. Wichita Fire Dept. Report
WFD staff for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

NEW BUSINESS

5. Improvement to the Intersection of Harry and Broadway
Paul Gunzelman, Public Works Engineering, will present this item. The 2009-2018 Capital Improvement Program (CIP) adopted by the City Council includes a project to improve the intersection of Harry and Broadway. The intersection will be reconstructed to replace the pavement, construct left turn lanes in all directions and upgrade the traffic signals. Construction is planned to begin in 2011. The CIP budget is \$1,625,000, with \$825,000 paid by the City and \$800,000 paid by Federal grants administered by the Kansas Department of Transportation. The funding source for the City share is General Obligation Bonds.

Recommended Action: That the District Advisory Board recommend approval of the project.

6. Improvement to the Intersection of Pawnee and Broadway
Paul Gunzelman, Public Works Engineering, will present this item. The 2009-2018 Capital Improvement Program (CIP) adopted by the City Council includes a project to improve the intersection of Pawnee and Broadway. The intersection will be reconstructed to replace the pavement, remove the free flow right turn islands and improve ADA access. Traffic signalization will also be upgraded. Construction is planned to begin in 2011. The CIP budget is \$2,125,000, with \$1,625,000 paid by the City and \$500,000 paid by Federal grants administered by the Kansas Department of Transportation. The funding source for the City share is General Obligation Bonds.

Recommended Action: That the District Advisory Board recommend approval of the project.

7. New Central Library Building Program

Jennifer Heinicke, Library, will present updated information on the Central Library. Property at 711 West 2nd Street was acquired by the City in 2008 and designated for use as the location for the new Central Library. A contract with HB+M|Providence Associates for completion of a building program for a new Central Library was approved by Council on April 21, 2009. The completed program document was approved by the Library Board on February 16, 2010, and was reviewed with the City Council in a workshop on February 23, 2010.

At the request of the City Manager and in recognition of the challenge of funding construction of a public facility of this size, two alternate program options were created: one that reduces the anticipated size of the new facility to that initially identified in the master plan, and a smaller facility driven by authorized funding in the Capital Improvement Program. In approving the program document, the Library Board rejected the two facility alternates, opting to endorse only the largest of the facility options. Board members noted that they take seriously their responsibility to be good stewards of public monies and are committed to ensuring that facility changes create long term value to the community. They also noted that just as it is not appropriate to build public facilities that are unnecessarily too large or extravagant, it is equally prudent to ensure that buildings are not knowingly too small so that they will be outgrown in a matter of a few years.

Recommended action: Provide comment.

8. CON2010-00009 and ZON2010-00005 1100 E. MacArthur Road

Donna Goltry, Metropolitan Area Planning Department, will present a request for a LI Limited Industrial (“LI”) Conditional Use for Wrecking/Salvage Yard. The three-acre site is located north of MacArthur Road about two-third mile east of Broadway and one-fifth mile east of the I-135 overpass. The property adjoins the Arkansas River to the north. Currently the application area is part of a larger site used as a contractors office and storage yard, which is a permitted use in the GC zoning district. The applicant would like to add Wrecking/Salvage on the north half of the site, which requires LI zoning and a Conditional Use.

The site plan shows the Conditional Use as occupying the northern part of a tract currently owned and operated as a landscape contractor’s office and storage yard. The south 220 feet abutting MacArthur Road would remain zoned GC and continue in this use.

A nonconforming salvage yard located on property zoned GC abuts the east property line of the application area. This site is operated as Auto Recyclers of Kansas and it is staff understands if this request is approved, Auto Recyclers of Kansas will expand some of their operations to the subject site. Auto Recyclers of Kansas present nonconforming site was not included in the application for the zone change and conditional use, leaving part of the business nonconforming. Further to the east, there is a restaurant zoned GC and a manufactured home park zoned MH Manufactured Housing (“MH”). To the west is a self-service warehouse zoned GC, bordered by a vehicle storage yard, also zoned GC. Two single-family residences on property zoned SF-5 Single-Family Residential (“SF-5”) are located directly south of the site along MacArthur Road, and another residence is on property zoned GC. An open field zoned GC appears to be overflow storage for the contractor business. A new senior apartment project is under construction on property zoned LC Limited Commercial (“LC”) to the southeast of the intersection of MacArthur Road with Laura Street, and another manufactured home park on property zoned LC and MH is located south and southeast of MacArthur Road. The Arkansas River is located directly north of the site, including the Wichita-Valley Center Riverside Levee.

Recommended action: Based upon this information available prior to the public hearings,

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planning staff recommends that the request be approved subject to conditions.

BOARD AGENDA

9. Updates, Issues and Reports

Opportunity for the Council Member and the District Advisory Board members to report activities, events or concerns in the neighborhoods.

- a. Council Member Skelton
- b. DAB members

Recommended Action: Receive and file.

10. Adjournment

The next meeting for the District III Advisory Board will be at 7 p.m. on April 7, 2010, at the Wichita WATER Center, 101 E. Pawnee.